

**SUNDRE SUBDIVISION APPROVING AUTHORITY
MONDAY, MAY 10th, 2010, 7:30 PM IN THE TOWN OFFICE**

AGENDA

- (1) **Call to order:**
- (2) **Adoption of Agenda:**
- (3) **Adoption of Minutes:** Minutes of the March 8th, 2010 meeting.
- (4) **Subdivision Applications:**

(a) Subdivision Application No. SD 08-04

1290569 Alberta Inc.
Aspen Developments Phase 1

The Developer has requested a modification be approved for the western portion of the previously approved Phase 1 Subdivision (SD 08-04 October 9th, 2008). This modification entails the removal of the R-2 lands on the north side of the east-west portion of Aspendale Cr. N.E. and the removal of the 10 R-2 duplex lots on the south side of the east-west portion of Aspendale Cr. N.E.

(b) Subdivision Application No. SD10-02

1290569 Alberta Inc.
Aspen Developments Phase 1B

Remainder of SW 10-33-5-W5M

As outlined on the map attached to the application.

The applicant wishes to develop this subdivision in conjunction with the Phase 1 subdivision already approved (SD 08-04) on October 9th, 2008 and Phase 1A (SD 09-01) on June 22nd, 2009 and to include it in the Phase 1 Development Agreement (as yet unsigned).

Fortis Alberta responded and had no objections.

BSEI reviewed the revised subdivision plan and responded with several comments and requirements. All of these items, with the exception of the 2nd St. turn-around, will be dealt with in the Development Agreement.

Mountain View County (MVC) responded with a request for a detailed boundary map and noted the absence of a 2nd St turn-around. They also provided some comments about flooding and flood plains.

A revised plan showing the Town/County boundary was sent to MVC. Their concern was that they thought that the proposed subdivision may have been within the IDP referral area. The revised plan alleviated their concerns. MVC was also informed that the proposed subdivision is not subject to flooding nor is it

within the 1:100 year flood plain and therefore does not require any protection. The previously approved Phase 1 subdivision did require the dedication of Environmental Reserve (ER) along the riverbank and a further 2.7 acre Municipal Reserve parcel as a buffer between the ER and any residential development.

There were no responses from any other agencies or adjacent landowners. The subdivision plan adheres 100% to the Concept Plan that was adopted by Council at the March 31st, 2008 Council meeting.

Standard conditions of approval recommended if approved:

- (1) That all culverts, accesses and other works authorized by Section 655(1)(b) of the Municipal Government Act, RSA 2000, Chapter M-26 be provided to both proposed and residual lots by, and at the sole expense of the landowners, to the satisfaction of the Town of Sundre.
- (2) Payment of all property taxes or satisfactory arrangements to be made for payment to the Town of Sundre.
- (3) Subdivision to be affected by plan of survey.
- (4) Municipal Reserves of 0.041 ha are to be dedicated or a Deferred Reserve Caveat for this amount be placed on the remainder of SW 10-33-5-W5M.
- (5) All easements, if applicable, are provided to the satisfaction of the utility companies.
- (6) That the applicant enters into a Development Agreement with the Town of Sundre respecting road and access construction, servicing, storm water management and other development matters.
- (7) Payment of off-site levies in the amount of \$202,930.21 for 4.266 ha (10.54 acres) to the Town of Sundre as per By-law No. 866 (\$39,236.00 per hectare for waterworks and \$8,333.20 per hectare for wastewater treatment and disposal) and subject to the payment terms set forth in the Development Agreement.
- (8) A turnaround be built (at the Developers sole expense) at the north end of 2nd St. N.E. to the satisfaction of the Town's Engineers.
- (9) If stripping and grading of the lands is to be done prior to signing of the Development Agreement, then erosion and sediment reports and plans be submitted and approved prior to a Development Permit being issued for the stripping and grading.

As well as any other conditions recommended by the Town Planners, Engineers or Subdivision Approving Authority to deal with issues arising from this subdivision.

(5) Adjournment: